

184.0

0010

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
662,500 / 662,500

USE VALUE:

662,500 / 662,500

ASSESSED:

662,500 / 662,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
30		VIRGINIA RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: BLOSSER TIMOTHY & MEGHAN	
Owner 2:	
Owner 3:	

Street 1: 30 VIRGINIA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: ERLANDSON MARGARET M -

Owner 2: -

Street 1: 30 VIRGINIA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 1780 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6340		Sq. Ft.	Site		0	70.	0.96	7									427,140						427,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6340.000	235,400		427,100	662,500			124154
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/16/18		

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	235,500	0	6,340.	427,100	662,600	662,600 Year End Roll
2019	101	FV	200,100	0	6,340.	427,100	627,200	627,200 Year End Roll
2018	101	FV	197,100	0	6,340.	360,000	557,100	557,100 Year End Roll
2017	101	FV	197,100	0	6,340.	329,500	526,600	526,600 Year End Roll
2016	101	FV	197,100	0	6,340.	280,700	477,800	477,800 Year End
2015	101	FV	192,300	0	6,340.	244,100	436,400	436,400 Year End Roll
2014	101	FV	192,300	0	6,340.	225,800	418,100	418,100 Year End Roll
2013	101	FV	192,300	0	6,340.	214,800	407,100	407,100

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERLANDSON MARGA		71857-354	1	11/7/2018		680,000	No	No		
		7983-439		1/1/1901	Family		No	No	Arthur H Erlandson dod 8/1/2018	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1766	Redo Bat	19,340	C				
11/21/2008	1441	Re-Roof	8,900					
9/23/2008	1176	New Wind	8,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/11/2018	MEAS&NOTICE	CC	Chris C
10/16/2008	Meas/Inspect	345	PATRIOT
10/14/2008	Measured	163	PATRIOT
4/14/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS OF=BMT SINK.									
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:										
			%	1/2 Bath:	Rating:	A HBth:	Rating:										
			%	OthrFix: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C - Average	Year Blt: 1952	Eff Yr Blt:		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									
Alt LUC:		Alt %:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O										
Jurisdct: G10		Fact: .		FrpI: 1	Rating: Average	Other											
Const Mod:				WSFlue:	Rating:	Upper											
Lump Sum Adj:						Lvl 2											
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>RES BREAKDOWN</b>				<b>SKETCH</b>					
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: 8 - Plyw Panel	15 %	Location:		Exterior:		No Unit	RMS	BRS	FL						
Partition: T - Typical	Prim Floors: 15 - Carpet	Sec Floors: 3 - Hardwood	15 %	Total Units:		Interior:		1	7	2							
Bsmnt Flr: 14 - Asphalt Tile				Floor:		Additions:											
Subfloor:				% Own:		Kitchen:											
Bsmnt Gar:				Name:		Baths:											
Electric: 3 - Typical						Plumbing:											
Insulation: 2 - Typical						Electric:											
Int vs Ext: S						Heating:											
Heat Fuel: 1 - Oil						General:											
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 184.0-0010-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		16X8	A	AV	1980		0.00	T	31.2	101				
More: N				Total Yard Items:				Total Special Features:				Total:					